

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 11, 2018**

**I. CALL TO ORDER**

The meeting was called to order at 10:00 am

Board members in attendance representing a quorum were:

Derek Woodman  
Mark McMullen  
Dennis Kaiser  
Tim Nolan  
Jonathan Lerner

Representing Summit Resort Group was Deb Borel.

**II. OWNER FORUM**

Notice was posted to the website. Owner, Phyllis Raynor was present to discuss the issues with her dog. She brought it to the boards' attention that October is Conflict Resolution month. She stated that her rescue dog, Summit, does not bite, but barks a lot. Phyllis is not in any trouble at this time with animal control but has been cited and fined for Summit being off leash. Summit must be on a leash always in WPR. She has hired a dog trainer and has made efforts to keep Summit on a leash. There have been confrontations with her neighbor, and she wanted to let the board know that she has offered to meet with the neighbor to discuss, but neighbor has declined to meet with her. Derek stated that it is not the boards position to take sides on neighborly disputes and that they are not spreading rumors about the dog and were not aware that Summit had been an issue. He also commented that her fence was not in compliance, but she stated that she had resolved the fence issue. Phyllis will not consider an invisible fence to keep Summit confined, since the dog is a rescue. The board said that owners need to keep the dog in the yard. Should any dog bite someone, there would be consequences to pay. Phyllis was thanked for coming in.

**III. REVIEW AND APPROVE MINUTES FROM OCTOBER 17 AND 21, 2017  
BOARD MEETINGS**

The Board meeting minutes from the June 13, 2018 were reviewed. Derek made a motion to approve the minutes as presented. Dennis seconded and the motion carried.

**IV. FINANCIAL REPORT**

July 31, 2018 close

July 2018 Balance Sheet reports:

- \$ 89,264.56 Operating
- \$ 21,799.58 Reserves
- \$ 402.01 Alpine Retainer (ARC)

- \$ 21,015.28 Alpine Compliance (ARC)

July 31, 2018 P & L vs. budget reports that the Association is \$2,253.17 under budget in operating expenses.

The Board reviewed and discussed the Accounts Receivable Report. Summit Resort Group continues to work with one owner to bring them current.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

ARC fees will be placed on the agenda for discussion at the annual meeting. Currently the review fees are not covering costs, and not all owners are willing to pay the supplemental fees that are required if they exceed their review fee. The board discussed the possibility of creating a legal document that all owners who begin the ARC process would be required sign stating that they understand the fee structure. The board would like the ARC to make a recommendation regarding this.

The board reviewed the 2019 proposed budget. No increase to dues is proposed. Jonathan made a motion to present this budget to owners at the annual meeting. Derek seconded, and the motion carried.

## **V. RATIFY BOARD ACTIONS VIA EMAIL**

Jonathan made a motion to approve the following action via email that was made since the last meeting:

- 6/25/18 – Approval of changing the metal on the mailboxes (it was noted that the metal has been ordered and has been delivered. Installation will take place soon)

Dennis seconded and the motion carried.

## **VI. OLD BUSINESS**

### **A. ARC update**

- McCarthy (67 Habitat) – There are still outstanding items that need to be completed, and owner has exceeded their Review Fee by \$2,104. The balance will be returned upon completion.
- Boyd (85 Canyon View Court) – In process
- Raynor – (14 Raindance) – Addition – a letter will be sent to the owner stating that they cease and desist immediately or provide a written request to use the property and a plan for restoration. Failure to comply will result in trespass charges. Run it by the board.
- Herrman – (60 Mule Deer) Final walk through is scheduled for September 21.

- v. Gonzalez – (70 Habitat Court) There are a few items that have not been resolved.
  - vi. McDonough 0 (45 Canyon View Court) – Not sure they will build
  - vii. Martinson – (21 Mule Deer) – underway
  - viii. Weid (24 Telluride) – New Construction – Has not begun, but Preliminary meeting has taken place, as well as a second preliminary meeting.
  - ix. Bowerman – (103 Mule Deer) – New construction – final given – should start next spring.
  - x. Ronto – (49 Legend Circle) – Driveway replacement complete and deposit returned
  - xi. Dave Hammer will begin construction one of lots as well as a lot on Habitat.
  - xii. Several fence applications and stain requests have been approved
  - xiii. When the guidelines are reviewed in March, the board will consider option other than wood for garage doors.
  - xiv. Tina Woodman is now the new ARC member since Tom Baugh sold.
- B. Park Improvements Master Plan – The board agreed that they were not in support of the master plan. The maintenance to the pavilion is in the process of being completed.
- C. Front Entrance Solar – This will be discussed at the annual meeting. SRG will determine if it is possible to place the solar panels in the wetlands.

## **VII. NEW BUSINESS**

- A. Annual Meeting Notice – two board positions are up for election. Tim will not re-run, as he is selling his house. Dennis has indicated his willingness to serve another term.
- B. Raptor Construction is no longer providing snow plowing services. The person who purchased his business will provide the service at the same cost.
- C. One owner has expressed dissatisfaction on the location of the dog waste receptacles. He was asked to bring it up at the annual meeting, to see how other owners feel.

## **VIII. NEXT MEETING DATE**

The next Board meeting will be held on October 20, 2018 following the annual meeting to elect officers.

## **IX. ADJOURNMENT**

With no further business, Derek made a motion to adjourn at 11:33 pm. Dennis seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_